

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: ESTHERVILLE
Local Government Number: 32G305

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA	32001	4
ESTHERVILLE FAREWAY URBAN RENEWAL	32004	1
ESTHERVILLE HOMESTEAD HOUSING URBAN RENEWAL	32005	1
ESTHERVILLE HY-VEE URBAN RENEWAL	32012	1

TIF Debt Outstanding: 1,006,814

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
---	----------	----------	---

TIF Revenue:	88,566
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	98,249
Total Revenue:	186,815

Rebate Expenditures:	29,504
Non-Rebate Expenditures:	157,311
Returned to County Treasurer:	0
Total Expenditures:	186,815

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
---	----------	----------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 819,999**

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA
 UR Area Number: 32001

UR Area Creation Date: 09/1989

UR Area Purpose: Increase tax base and promote economic growth and industrial development by providing land and incentives.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF#1 INDUST. PARK INCREM	32073	32054	1,790
ESTHERVILLE CITY/ELC SCH/TIF#2 MORRELLS IND PARK INCREM	32074	32055	631,900
ESTHERVILLE CITY AG/ELC SCH/TIF#1 INDUSTRIAL PARK INCREM	32077	32056	0
ESTHERVILLE TWP/ELC SCH/TIF#4 OAKRIDGE INCREM	32083	32072	2,631,000

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	12,766,400	3,812,500	8,605,700	15,633,200	0	-11,112	40,806,688	0	40,806,688
Taxable	5,706,848	2,124,841	7,745,130	14,069,880	0	-11,112	29,635,587	0	29,635,587
Homestead Credits									25

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 88,566
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 98,249
Total Revenue: 186,815

Rebate Expenditures: 29,504
 Non-Rebate Expenditures: 157,311
 Returned to County Treasurer: 0
Total Expenditures: 186,815

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

Industrial Park

Description:	Sewer & Water
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Asmus Farms

Description:	Asmus Farms Economic Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Pomps

Description:	Pomps Tire Economic Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Shopko

Description:	Shopko Economic Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Iowa Lakes Electric

Description:	Iowa lakes Electric Developer Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Morrell Demolition

Description:	Demolition and Clean up of Property
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Waste Water Improvements

Description:	Improvement at Waste Water Treatment Plant
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

Internal loan

Debt/Obligation Type:	Internal Loans
Principal:	204,850
Interest:	5,327
Total:	210,177
Annual Appropriation?:	No
Date Incurred:	12/31/1997
FY of Last Payment:	2023

Asmus Farms

Debt/Obligation Type:	Rebates
Principal:	43,163
Interest:	2,158
Total:	45,321
Annual Appropriation?:	No
Date Incurred:	05/21/2012
FY of Last Payment:	2019

Pomps Tire

Debt/Obligation Type:	Rebates
Principal:	92,000
Interest:	0
Total:	92,000
Annual Appropriation?:	No
Date Incurred:	05/17/2014
FY of Last Payment:	2018

Shopko

Debt/Obligation Type:	Rebates
Principal:	536,856
Interest:	0
Total:	536,856
Annual Appropriation?:	No
Date Incurred:	03/17/2016
FY of Last Payment:	2021

Electric Rebate Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	11/26/2002
FY of Last Payment:	2023

2011 Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	120,000
Interest:	2,460
Total:	122,460
Annual Appropriation?:	No
Date Incurred:	12/20/2011
FY of Last Payment:	2017

Non-Rebates For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

TIF Expenditure Amount:	61,840
Tied To Debt:	2011 Refunding Bond
Tied To Project:	Waste Water Improvements

TIF Expenditure Amount:	63
Tied To Debt:	Internal loan
Tied To Project:	Industrial Park

TIF Expenditure Amount:	66,285
Tied To Debt:	Internal loan
Tied To Project:	Waste Water Improvements

TIF Expenditure Amount:	22,218
Tied To Debt:	Internal loan
Tied To Project:	Morrell Demolition

TIF Expenditure Amount:	6,905
Tied To Debt:	Shopko
Tied To Project:	Shopko

Rebates For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

Asmus Farms

TIF Expenditure Amount:	29,504
Rebate Paid To:	Asmus Farms
Tied To Debt:	Asmus Farms
Tied To Project:	Asmus Farms
Projected Final FY of Rebate:	2019

702 South 1st Street Estherville

TIF Expenditure Amount:	0
Rebate Paid To:	Iowa Lakes Electric Cooperative
Tied To Debt:	Electric Rebate Development
Tied To Project:	Iowa Lakes Electric
Projected Final FY of Rebate:	2023

Pomps

TIF Expenditure Amount:	0
Rebate Paid To:	Pomps tire
Tied To Debt:	Pomps Tire
Tied To Project:	Pomps
Projected Final FY of Rebate:	2021

Shopko

TIF Expenditure Amount:	0
Rebate Paid To:	Shopko
Tied To Debt:	Shopko
Tied To Project:	Pomps
Projected Final FY of Rebate:	2021

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#1 INDUST. PARK INCREM
 TIF Taxing District Inc. Number: 32054
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	166,400	6,709,500	7,432,900	0	-1,852	14,306,948	0	14,306,948
Taxable	0	92,740	6,038,550	6,689,610	0	-1,852	12,819,048	0	12,819,048
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,110,646	10,198,154	1,790	10,196,364	358,513

FY 2016 TIF Revenue Received: 63

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#2 MORRELLS IND PARK INCREM
 TIF Taxing District Inc. Number: 32055
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	683,100	4,656,400	0	0	5,339,500	0	5,339,500
Taxable	0	0	614,790	4,190,760	0	0	4,805,550	0	4,805,550
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	190,500	4,805,550	631,900	4,173,650	146,749

FY 2016 TIF Revenue Received: 22,218

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE CITY AG/ELC SCH/TIF#1 INDUSTRIAL PARK INCREM
 TIF Taxing District Inc. Number: 32056
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	116,807	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)
 TIF Taxing District Name: ESTHERVILLE TWP/ELC SCH/TIF#4 OAKRIDGE INCREM
 TIF Taxing District Inc. Number: 32072
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1992

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	12,766,400	3,646,100	1,213,100	3,543,900	0	-9,260	21,160,240	0	21,160,240
Taxable	5,706,848	2,032,101	1,091,790	3,189,510	0	-9,260	12,010,989	0	12,010,989
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,377,967	12,010,989	2,631,000	9,379,989	235,891

FY 2016 TIF Revenue Received: 66,285

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE FAREWAY URBAN RENEWAL
 UR Area Number: 32004

UR Area Creation Date: 08/1992

UR Area Purpose: Urban renewal plan is to provide through the City funds to defray certain cost of development of a new Fareway Store

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF #3 FAREWAY INCREM	32075	32070	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue:

0

TIF Sp. Revenue Fund Interest:

0

Property Tax Replacement Claims

0

Asset Sales & Loan Repayments:

0

Total Revenue:

0

Rebate Expenditures:

0

Non-Rebate Expenditures:

0

Returned to County Treasurer:

0

Total Expenditures:

0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE FAREWAY URBAN RENEWAL (32004)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF #3 FAREWAY INCREM
 TIF Taxing District Inc. Number: 32070

TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1992

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	163,665	0	0	0	0

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE HOMESTEAD HOUSING URBAN RENEWAL
 UR Area Number: 32005

UR Area Creation Date: 02/1994

UR Area Purpose: Development of a housing project
 for the elderly in a area which was
 an old mobile home park

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF#5 HOMESTEAD INCREM	32076	32071	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
 as of 07-01-2015:**

0

0

**Amount of 07-01-2015 Cash Balance
 Restricted for LMI**

TIF Revenue: 0

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 0

Rebate Expenditures: 0

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 0

**TIF Sp. Rev. Fund Cash Balance
 as of 06-30-2016:**

0

0

**Amount of 06-30-2016 Cash Balance
 Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE HOMESTEAD HOUSING URBAN RENEWAL (32005)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#5 HOMESTEAD INCREM
 TIF Taxing District Inc. Number: 32071

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	102,443	0	0	0	0

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE HY-VEE URBAN RENEWAL
 UR Area Number: 32012

UR Area Creation Date: 11/1999

UR Area Purpose: Increase tax base and promote economic growth

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ ELC SCH/TIF#6 HY-VEE INCREM	32087	32097	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
---	----------	----------	---

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
---	----------	----------	---

Projects For ESTHERVILLE HY-VEE URBAN RENEWAL

HyVee Infrastructure

Description:	Street, Storm Sewer, Curb & Gutter
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ESTHERVILLE HY-VEE URBAN RENEWAL

Street Storm Sewer Curb & Gutter

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/13/1999
FY of Last Payment:	2024

Non-Rebates For ESTHERVILLE HY-VEE URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Street Storm Sewer Curb & Gutter
Tied To Project:	HyVee Infrastructure

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE HY-VEE URBAN RENEWAL (32012)
 TIF Taxing District Name: ESTHERVILLE CITY/ ELC SCH/TIF#6 HY-VEE INCREM
 TIF Taxing District Inc. Number: 32097
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	358,100	0	0	0	0

FY 2016 TIF Revenue Received: 0